



MINUTES OF THE BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

Violet Varona-Lukens, Executive Officer  
Clerk of the Board of Supervisors  
383 Kenneth Hahn Hall of Administration  
Los Angeles, California 90012

Chief Administrative Officer

At its meeting held September 14, 2004, the Board took the following action:

S-3

The following item was called up for consideration:

The Chief Administrative Officer's recommendation to certify the Final Environmental Impact Report for the Plaza de Cultura y Arte Project (1), and approval of various recommended actions to allow La Plaza de Cultura y Artes Foundation to proceed with the recommended project and provide a lease structure that will govern the future development of the County's El Pueblo properties.

Supervisor Molina, President of the La Plaza de Cultura y Artes Foundation, addressed the Board regarding the Project.

Dr. Jonathan Yorba, Director of the Plaza de la Raza, Dr. Andrea Rich, Director of the Los Angeles County Museum of Art, Ken Bernstein of the Los Angeles Conservancy, Gregorio Luke of the Long Beach Latin American Museum, Congressman Esteban Torres, Don Sloper, Marilyn Lee, Margit M. Meeker and Frank Damon representing Las Angelitas Del Pueblo, Alica V. Brown of the Solano Canyon Association, Vivian Bonzo representing the Olvera Street Merchants, Irene Hirano, President and CEO of the Japanese American Museum and other interested persons addressed the Board.

Supervisor Antonovich made the following statement:

"The action requested of the Board of Supervisors concerning the Plaza de Cultura y Arte Project involves several actions. Although there is considerable support for the project and the accompanying environmental impact report (EIR), there are outstanding issues relative to the lease with the La Plaza de Cultura y Artes Foundation that require further study prior to Board approval.

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“While the proposed lease with the Foundation imposes certain requirements upon the County of Los Angeles, the Board is being asked to agree to a contract that fails to impose a timeframe or establish milestones for the initiation, development, or completion of future projects on the parcels west of Spring Street that are subject to an option under the lease, but not required for construction of the Recommended Project.

“The proposed lease currently grants the Foundation access to the Antique Block, bounded by Spring Street on the west, Main Street on the east, the Plaza Church on the north, and Arcadia Street on the south in order to commence and complete the Recommended Project. The proposed lease also allows the Foundation to exercise an option during the term of the lease, for all or a portion of the County-owned properties bounded by Hill Street on the west, Cesar Chavez Boulevard on the north, Spring Street on the east, and the on ramps to the 101 Freeway on the south (the ‘Larger Parcel’).

“Because it is well recognized that the County-owned properties within the Larger Parcel have remained underutilized for many years, it only seems prudent to negotiate a lease that prevents this situation from continuing. Further, since this is a potential 99-year lease, it is critically important that the Board move cautiously before transferring control of publicly-owned properties without some concept of what development is contemplated.

“Separate from concerns over the proposed lease, the Los Angeles Conservancy and other interested parties have raised concerns about the potential demolition of the Brunswick Annex Building. The Los Angeles Conservancy has acknowledged that by directing the Chief Administrative Officer to take additional measures, as outlined in item 3 below, the Board of Supervisors has fulfilled its obligations under the California Environmental Quality Act to fully evaluate the feasibility of rehabilitation and adaptive reuse of historic buildings in relation to their decision-making process for the Plaza de Cultura y Arte Project.”

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S-3 (Continued)

After discussion, Supervisor Antonovich made a motion that the Board take the following actions:

1. Adopt Items 1 and 3 through 8 of the Chief Administrative Officer's (CAO) attached recommendations;
2. Delete Item 2 of the CAO's recommendations and replace it with the following:

“Direct the Chief Administrative Officer to continue negotiations with the La Plaza Cultura y Artes Foundation to incorporate a timeframe for development of the Larger Parcel in the Lease Agreement and return to the Board in 45 days with a revised Lease Agreement.”
3. Direct the Chief Administrative Officer to implement the following measures:
  - a. Continue to ensure that the Plaza House, Vickrey-Brunswick Building, and Brunswick Annex are protected and secured until a Notice to Proceed is issued for the rehabilitation of the Plaza House and Vickrey-Brunswick Building;
  - b. Upon completion of the final design of the rehabilitation of the shell and core of the Plaza House and Vickrey-Brunswick Building (inclusive of jurisdictional approvals), pursuant to the Chief Administrative Officer's current practice, obtain an estimate of the cost necessary to rehabilitate the Plaza House, Vickrey-Brunswick Building, and Brunswick Annex (the “Full Historic Rehabilitation”). The cost estimate shall be prepared by a professional entity with previous cost estimating experience for at least one project involving the structural upgrade, seismic retrofit, and rehabilitation of a comparable historic building;
  - c. Consider the independent cost estimate of the Full Historic Rehabilitation and the amount of funding available at that time for the Full Historic Rehabilitation prior to issuing a Notice to Proceed for demolition of the Brunswick Annex and the initiation of rehabilitation activities on the Plaza House and Vickrey-Brunswick Building;

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- d. Transmit the final cost estimate of the Full Historic Rehabilitation to the State Historic Preservation Office and the Los Angeles Conservancy thirty (30) calendar days prior to the issuance of a Notice to Proceed for the demolition of the Brunswick Annex and the initiation of rehabilitation activities on the Plaza House and Vickrey-Brunswick Building; and
  - e. Issue a Notice to Proceed, in his sole discretion, for rehabilitation activities on the Plaza House and Vickrey-Brunswick Building, including demolition of the Brunswick Annex, thirty (30) calendar days following the transmittal of the final cost estimate of the Full Historic Rehabilitation to the State Historic Preservation Office and the Los Angeles Conservancy. The County implies no further obligation or commitment to the Los Angeles Conservancy or State Historic Preservation Office related to the rehabilitation of the Brunswick Annex;
5. Direct the Chief Administrative Officer to:
- a. Ensure that demarcation of the historic alignment of New High Street has been adequately and appropriately incorporated into the project design prior to approval of final plans and specification for the paseos and pedestrian walkway component of the proposed project; and
  - b. Incorporate the aforementioned conditions as errata to the mitigation measures specified in the Final Environmental Impact, Findings of Fact and Statement of Overriding Consideration, and Mitigation Monitoring and Reporting Program.

Supervisor Antonovich's motion failed for lack of a second.

Supervisor Yaroslavsky made a suggestion that the Chief Administrative Officer's attached recommendation Item 2 be amended to add a deadline of 15 years from the date the Lease Agreement is executed, for La Plaza de Cultura y Artes Foundation to commence construction of New Improvements on the Larger Parcel, as defined in the Lease Agreement.

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S-3 (Continued)

After further discussion, on motion of Supervisor Molina, seconded by Supervisor Knabe, unanimously carried, the Board took the following actions:

1. Adopted Items 1 and 3 through 8 of the Chief Administrative Officer's attached recommendations;
2. Amended Item 2 of the Chief Administrative Officer's recommendations to direct the Chief Administrative Officer to amend the Lease Agreement to incorporate a deadline of 15 years from the date the Lease Agreement is executed, for La Plaza de Cultura y Artes Foundation to commence construction of New Improvements on the Larger Parcel, as defined therein; and
3. Instructed the Chief Administrative Officer to implement the following measures:
  - a. Continue to ensure that the Plaza House, Vickrey-Brunswig Building, and Brunswig Annex are protected and secured until a Notice to Proceed is issued for the rehabilitation of the Plaza House and Vickrey-Brunswig Building;
  - b. Upon completion of the final design of the rehabilitation of the shell and core of the Plaza House and Vickrey-Brunswig Building (inclusive of jurisdictional approvals), pursuant to its current practice, obtain an estimate of the cost necessary to rehabilitate the Plaza House, Vickrey-Brunswig Building, and Brunswig Annex (the "Full Historic Rehabilitation"). The cost estimate shall be prepared by a professional entity with previous cost estimating experience for at least one project involving the structural upgrade, seismic retrofit, and rehabilitation of a comparable historic building;
  - c. Consider the independent cost estimate of the Full Historic Rehabilitation and the amount of funding available at that time for the Full Historic Rehabilitation prior to issuing a Notice to Proceed for demolition of the Brunswig Annex and the initiation of rehabilitation activities on the Plaza House and Vickrey-Brunswig Building;
  - d. Transmit the final cost estimate of the Full Historic Rehabilitation to the State Historic Preservation Office and the Los Angeles Conservancy for review and discussion, prior to the issuance of a Notice to Proceed for the demolition of the Brunswig Annex and the initiation of rehabilitation activities on the Plaza House and Vickrey-Brunswig Building;

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- e. Issue a Notice to Proceed, in his sole discretion, for rehabilitation activities on the Plaza House and Vickrey-Brunswick Building, including demolition of the Brunswick Annex. The County implies no further obligation or commitment to the Los Angeles Conservancy or State Historic Preservation Office related to the rehabilitation of the Brunswick Annex;
- f. Ensure that demarcation of the historic alignment of New High Street has been adequately and appropriately incorporated into the project design prior to approval of final plans and specification for the paseos and pedestrian walkway component of the proposed project; and
- g. Incorporate the aforementioned conditions as errata to the mitigation measures specified in the Final Environmental Impact, Findings of Fact and Statement of Overriding Consideration, and Mitigation Monitoring and Reporting Program.

Note: Based on these actions, the Los Angeles Conservancy has acknowledged that the Board of Supervisors has fulfilled its obligations under the California Environmental Quality Act to fully evaluate the feasibility of rehabilitation and adaptive reuse of historic buildings in relation to their decision-making process for the Plaza de Cultura y Arte Project.

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Attachment

Copies distributed:  
Each Supervisor  
County Counsel